

\$2,199,900 - 306087 Aspen Meadows Rise E, Rural Foothills County

MLS® #A2189273

\$2,199,900

6 Bedroom, 6.00 Bathroom, 4,184 sqft
Residential on 4.35 Acres

NONE, Rural Foothills County, Alberta

* SEE SUMMER VIDEO * Experience the epitome of countryside living with this exquisite manor nestled on 4.35 acres of pristine landscape. You will love the grand feel as you drive up to the home with a gated entrance and a fully paved driveway. Boasting over 6000 square feet of meticulously crafted living space, this residence offers unparalleled vistas of the countryside, mountains, and cityscape. Step inside to discover an elegant open floor plan seamlessly connecting spacious living areas to five generously sized bedrooms, catering to the needs of an active family. The master bedroom retreat exudes luxury, featuring a private parlour room, dual grand walk-in closets, and a lavish ensuite complete with heated travertine tile, a full-body shower, and spa-like touches.

Designed with both elegance and functionality in mind, the gourmet kitchen is a culinary enthusiast's dream, showcasing top-of-the-line appliances, granite countertops, and solid cabinetry throughout. The professionally developed walkout basement is a haven of entertainment, boasting timeless features including heated floors, a full-service bar, and a state-of-the-art theatre room, perfect for bringing the family together. Outside, immerse yourself in the serene ambiance of the countryside with a natural wetlands bird sanctuary providing a tranquil backdrop. As a bonus, you'll love central air conditioning and



the fully finished oversized triple garage. You'll want to see this home in person! Call today!

Built in 2007

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2189273 |
| Price | \$2,199,900 |
| Bedrooms | 6 |
| Bathrooms | 6.00 |
| Full Baths | 5 |
| Half Baths | 1 |
| Square Footage | 4,184 |
| Acres | 4.35 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 306087 Aspen Meadows Rise E |
| Subdivision | NONE |
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S1A2 |

Amenities

| | |
|--------------|---|
| Parking | Gated, Heated Garage, Insulated, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, High Ceilings, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Water Softener, Window Coverings |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |

| | |
|-----------------|--|
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Gas, Kitchen, Living Room, Recreation Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Lot Description | Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Treed, Views |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|--------------------|
| Date Listed | January 24th, 2025 |
| Days on Market | 87 |
| Zoning | CR |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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